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PART II—Section 4

Statutory Rules and Orders issued by the Ministry of Defence

MINISTRY OF DEFENCE

New Delhi, the 2nd February, 1952

S.R.O. 47.—In exercise of the powers conferred by section 186 of the Cantonments Act of 1924 (II of 1924), and in supersession of the bye-laws, published under U.P. Government Notifications No. 2490/XI-27C, dated 1st October 1926, No. 352/XI-27C, dated 29th January 1931, and No. 644/XI-27C-1925, dated 9th March 1934, and Central Government Notification No. 1645, dated 2nd November 1940, No. 1212, dated 17th July 1948 and S.R.O. No. 279, dated 7th July 1951, the Cantonment Board, Meerut hereby makes the following bye-laws for regulating the erection and reerection of buildings in Meerut Cantonment, the same having been previously published, and approved and confirmed by the Central Government as required by sub-section (1) of section 284 of the said Act, namely:—

1. Every person, being a bonafide houseowner or his authorized agent, intending to erect or re-erect a building, under the provisions of section 179(2) of the Cantonments Act of 1924, shall apply for sanction, by giving notice in writing of his intention to the Board in the prescribed Form appended to these bye-laws, and shall at the same time submit *in duplicate*, duly signed by him or his agent, the following:—

- (a) A site plan of the land on which it is intended to erect or re-erect the building.
- (b) A detailed plan of the building which it is intended to erect or re-erect together with a plan of all the existing buildings on the site, if any, showing platforms, chajjas and all other projections.

Provided that if the site on which it is intended to erect or re-erect a building lies outside the bazar areas declared under section 43-A of the Cantonments Act, of 1924, the plans shall be submitted in triplicate.

NOTE: Copies of the prescribed Building Application Form may be obtained from the Cantonment Board Office on payment of Annas Two each.

2. The site plan, one copy of which shall be on tracing cloth, shall be drawn to a scale of not less than 20 ft. to an inch. The scale used shall be marked on the site Plan which shall clearly show:—

- (a) the direction of the North Point.
- (b) the boundaries and dimensions of the site upon the whole, or a part of which, it is proposed to erect or re-erect a building;
- (c) the position of the site in relation to the adjacent street or streets with their names;
- (d) the position of the building in relation to the boundaries of the site;

- (e) a sketch of the existing buildings and premises on the site if any, *in outline*, together with all electric wires and poles situated within twenty feet of the boundaries of the site;
- (f) the means of access to the building;
- (g) the line of frontage of adjoining buildings and Sites;
- (h) the position and dimensions of all wells, drains, urinals and latrines.

3. The building plan, one copy of which shall be on tracing cloth, shall be drawn to a scale of not less than one eighth of an inch to the foot. It shall include a ground plan, a front elevation and a cross section of the proposed building and shall show, *inter alia*, the following:—

- (a) the ground floor, the first floor and all subsequent floors;
- (b) the position of all proposed drains, store-rooms, bath rooms, kitchens, latrines, urinals, cess-pools, septic tanks, and soakage pits-existing or proposed to be built;
- (c) the position and dimensions of all projections beyond the main walls of the buildings;
- (d) the level, width and depth of the foundations and the level of the lowest floor with reference to the level of the centre of the street on which the proposed building is to abut;
- (e) the walls which are common to adjoining buildings;
- (f) the size of all doors, windows, clerestory windows and other ventilation openings on each floor;
- (g) the open space inside and surrounding the building;
- (h) the materials to be used for external walls, party-walls, foundations, roofs, floors, stair-cases fire places, chimneys, drains baths, latrines, privis, urinals and cess pools.
- (i) details of the existing building in black or white lines, the part or parts of the buildings intended to be demolished in dotted lines, and new works in red lines or shaded red.

4. The minimum floor area of every room intended for human habitation, in the proposed building, shall not be less than 80 sq. ft.; the minimum floor area of every room intended to be used as a kitchen, or latrine shall not be less than 20 sq. ft.

5. The following projections only shall be allowed:—

- (a) balconies, i.e., projections covering the width of doors only (with 9" extensions on either side) and sun shades pent or horizontal, not extending more than 9 inches beyond the jambs of the doors and windows over which they are fixed, will be allowed of widths not exceeding 2 feet and projecting on to a street or open space which is not less than 15 feet in width from the face of the buildings in front, or at the back, of which the proposed balconies are to be erected.
- (b) balconies chajjas (i.e. continuous overhanging projections) and sun shades not more than 2½ feet wide and projecting into street or open space which is 15 feet or more—but less than 20 feet—in width from the face of the buildings in front, or at the back, of which the proposed balconies, chajjas or sun shades are to be erected.
- (c) balconies, chajjas and sunshades not more than 3 feet wide and projecting on to a street or open space which is 20 feet or more in width from the face of the buildings in front, or at the back, of which the proposed balconies, chajjas sunshades are to be erected. Provided that, in such cases, provision of balconies or chajjas exceeding 3 feet in width but structurally sound may be considered on the merits of each case.
- (d) continuous sunshades may be allowed in the case of shops in bazars provided these shades comply with the width and projection restrictions mentioned above.
- (e) only sunshades, not more than 1½ feet wide, in the case of streets or open spaces less than 15 feet but not less than 10 feet wide and only drio-shades, not exceeding 9 inches wide, in the case of streets or open spaces less than 10 feet wide.

- (f) stone or wooden projections, not more than 2 feet 6 inches wide at plinth level and in no case extending more than 6 inches beyond the outer edge of the roadside drain, shall be allowed projecting on to a street 20 feet or more in width, provided that each such projection shall be a horizontal cantilever without brackets of any description and that its lower surface shall not be less than 2 feet above the top of the road side drain-edge, or, where there is no road side drain, then above the centre of the street.

In the case of streets less than 20 feet wide but not less than 15 feet wide, these projections shall not exceed 2 feet in width, and, in even smaller lanes, these projections shall not exceed 1 foot in width.

These projections shall not except in the case of shops, be allowed over the full width of the building but shall be limited to 6 inches beyond the jambs of doors and shall not be allowed in front of windows.

6. Where new buildings are to be erected, a space of at least ten feet shall, except in the case of outhouses and garages, be left open from the main building to the boundaries of adjoining holdings. This clause shall not be applicable to buildings in the notified bazar area.

7. No latrine shall be constructed within 15 feet of a kitchen, provided that, in bazar areas, in cases where this is not possible, every application will be considered on its merits.

8. The number of storeys in a building shall not exceed three, except in special cases which will be considered on their merits.

9. Where it is intended to erect buildings consisting of more than one storey, the minimum height of each floor shall be as under:—

(a) In the case of flat roof—

(i) height of the lowest point of the first floor-roof from plinth-level—12 feet.

(ii) height of the lowest point of the second floor-roof from first floor level—10 feet.

(iii) height of all subsequent floors—10 feet.

(b) In the case of pent roofs—height of the lowest wall from the floor to the ceiling where it meets the wall—10 feet.

Provided that store-rooms, latrines, baths, verandahs, kitchens, attics, barsa-tees, and munties may have heights of not less than 8 feet.

10. The foundation of the building shall not be less than 1/8th of the total height of the building, in depth—from ground level, and shall have a sufficient width of footing to satisfy the soil conditions of the particular locality.

11. The minimum height of the plinth of each building, except stables and garages, from ground-level or from the centre of the street-level, shall be 1 foot.

12. House-drains, through which waste or sullage water is intended to pass, shall be constructed of cement-plastered masonry, glazed-ware pipes, cement-concrete, or other impervious material, and shall be connected to the nearest road-side drain, wherever such a drain exists within 25 feet of the premises, according to the directions of the Executive Officer. In the absence of such roadside drains, the house-drains shall be discharged into a cess-pool or soakage-pit which shall be constructed by the house-owner at his own expense (according to the Board's Standard Designs) and where-ever possible, within his own premises. These cess-pools or soakage-pits shall, when constructed in his own premises, be maintained in good order by the house-owner. Where houses are newly erected, or re-erected in those portions where disposal of rain-water is necessary, rain-water drains from the first and subsequent floors shall be connected with the nearest roadside drain by means of cast-iron/galvanized iron/tin sheet/asbestos cement pipes right upto 6 inches above the level of the roadside drain, if such a drain adjoins the wall of the house. Portions of the house-wall and portions of the road-side drain, upto 2 ft. in width, where the down-pipe will discharge water, shall be finished with proper hoes or with cement-rendering.

13. Every building of more than one floor shall have at least one stair-case for every 1000 or less square feet of covered plinth area. Each such staircase shall

not be less than 2' 6" in width and shall unless unavoidable, be built of non-inflammable material. If the covered plinth area exceeds 1000 sq. ft. but does not exceed 1500 sq. ft., the width of the single staircase shall not be less than 3 ft. If the covered plinth area exceeds 1500 sq. ft. there should be at least two staircases each of 2' 6" width.

14. Every room intended for human habitation in new pucca houses shall have doors and windows equal to an area not less than 15 per cent. of the floor-area of the room and shall also have ventilators (including clerestoreys) equal to an area not less than 3 per cent. of the said floor area. The minimum sizes of doors, windows and ventilators for living rooms shall be:—

Doors — { $3\frac{1}{2}' \times 7'$ for main entrances,
 $3' \times 6'$ for service entrances.

Ventilators & Clerestoreys—Not less than $1\frac{1}{2}' \times 1'$ in area—each.

Windows—Not less than $2' \times 3'$ in area—each.

15. No new mosque, temple, gurdwara, church or other religious building shall be erected:

(a) unless the frontage is at least 15 feet from the centre of the street on which it abuts;

(b) unless it is situated at a distance of not less than 100 yards from any other religious or sacred building.

16. No new residential building shall be erected so as to cover more than $\frac{3}{4}$ th of the total area of the site upon which it is to be built

Form of Building Notice

Cost: Two Annas.

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Notice to erect, re-erect or alter a building under Section 179 of the Cantonments Act of 1924.

From

To:—

The Executive Officer,
 Meerut Cantonment.

Dear Sir,

I hereby apply for sanction to erect/re-erect/alter a building as shown in the annexed plan and as described below:—

Number and situation of the building site	Whether site is already built upon, enclosed or open	Area of the site	Description of the proposed building

Yours faithfully,

Meerut: Dated—

NOTES.—1. A plan, drawn to a scale of not less than 8 feet to an inch which should be marked thereon—and showing the section and Elevation of the proposed building, is to be attached to this notice—in duplicate/triplicate, one copy on tracing cloth and the others on ferro paper.

In this Plan, the proposed work is to be indicated in RED LINES or is to be SHADED RED; Existing work, to be retained, is to be indicated in Black or White Lines: and Existing Work, to be demolished, is to be indicated in DOTTED LINES.

2. SITE-PLAN of the proposed building, drawn to a Scale of not less than 20 ft. to an inch which should be marked there-on is also to be attached to this notice—in duplicate/triplicate, one copy being on tracing cloth and the others on ferro paper. The site plan may form part of the building plan or may be separate from it.

The following details are to be printed on this site plan:—

- (a) The direction of the north point.
- (b) The boundaries, dimensions of the site on which it is proposed to erect, re-erect or alter a building.
- (c) The position of the site in relation to adjacent houses or sites and streets, with their numbers or names.
- (d) The line of frontage with neighbouring buildings, if the building in question abuts on a street.
- (e) The position and dimensions of all wells, drains, urinals and latrines.
- (f) A sketch of the existing buildings and premises, on the site, in outline together with all electric wires and poles situated within 20 ft. of the boundaries of the site.

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Committee and Board Proceedings.

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True copies

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Cantonment Executive Officer.

(No. 12/1/C/L&C/52).

S.R.O. 48.—In pursuance of the provisions of sub-section (1) of section 4 of the Land Acquisition Act, 1894 (1 of 1894), the Central Government hereby notifies that the land mentioned in the Schedule annexed hereto is needed for a public purpose, to wit, for the use of Air Force:—

SCHEDULE

District	Taluka	Village	Survey No.	Area
Poona	Haveli	Lohogaon	253/1) 253/2)	20 Acres
Total				20 Acres

[No. 1/ /L/L&C/52/41/LC/D(O&C.)]

S.R.O. 49.—In exercise of the powers conferred by sub-section (2) of Section 16 of the Cantonments Act, 1924 (II of 1924), the Central Government is pleased to fix 17th March 1952, as the date on which casual election of the Cantonment Board, Dinapore, shall be held.

[No. 153-C/L&C/3/D(O&C)/52.]

S.R.O. 50.—In exercise of the powers conferred by section 99A of the Cantonments Act, 1924 (II of 1924), the Central Government hereby exempts the properties known as St. Michael's Boarding House. St. Teresa's Sisters' Quarters and St.

Teresa's Boarding House in the Cannanore Cantonment from payment of the property Tax imposed by the Cantonment Board, Cannanore.

[No. 188-C/L&C/52/8/D(O&C).]

S.R.O. 51.—In exercise of the powers conferred by clause (a) of sub-section (2) of Section 17 of the Cantonments Act, 1924 (II of 1924), the Central Government is pleased to nominate Shri Maham Singh as a member of the Cantonment Board Shillong

[No. 29/4/G/L&C/49/140-C/52.]

H. M. PATEL, Secy.